

AGENDA



Thursday, October 2, 2008

**Watershed Protection and Development Review
RECOMMENDATION FOR COUNCIL ACTION****Item No. 10**

Subject: Approve an ordinance approving an agreement with the Austin Community College District to establish use and site development standards for certain improvements at the Rio Grande campus, generally located at 12th and Rio Grande Streets. Related to Item #16.

Fiscal Note: There is no unanticipated fiscal impact. A fiscal note is not required.

For More Information: Bobby Ray, 974-3056; George Zapalac, 974-2725

The Austin Community College district (ACC) desires to construct a seven-story garage and redevelop an existing gymnasium into a classroom and office building at the Rio Grande campus. ACC has requested that the City and ACC enter into an agreement to establish the use and site development regulations for the project. The proposed agreement is similar to the agreements that the City has with the independent school districts that exist within the City.

The proposed agreement addresses both site development and procedural issues. Under the agreement, a height of 75 feet versus the standard 60 feet would be allowed. This height would not be reduced by compatibility standards.

The gymnasium is an existing building. Redevelopment will not involve changes to the outside shell, but will be completely internal. Under the agreement, a classroom/office use would be permitted. The agreement allows classroom/office to exceed the FAR by adding an additional level and establishes an impervious cover limit of 70% and a building coverage of 45%. The building currently encroaches into the building setback. The agreement establishes the existing setbacks as the minimum setbacks. It also establishes the current building height as the maximum zoning and compatibility height.

Under the agreement, the City will designate specific planners who will assist ACC with the application process. The City will also designate a liaison to resolve any issues or disputes that arise during the development process.

Staff recommends approval of this agreement.